



MARNELL PROPERTIES

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February 5, 2007

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Ravalli County Commissioners

Mr. Alan Thompson,
Ravalli County Commissioner

Mr. Greg Chilcott,
Ravalli County Commissioner

Mr. Howard Lyons,
Ravalli County Commissioner

c/o Darryl Taulman
421 Horse Bridge Way
Hamilton, MT 59840

VIA FACSIMILE (406) 961-3233**Subject: Creamery Office Building Lease Proposal**

Dear Sirs:

We very much appreciate the opportunity to provide you with a proposal to lease space within the Creamery Office Building in Hamilton, Montana. We propose the following basic business terms:

1. The Premises: Approximately 3000 square feet as depicted on the floor plan attached.
2. The Term: Ten (10) years.
3. Lease Rate:

Year 1	\$0.75 psf	per month	NNN
Year 2	\$1.00 psf	per month	NNN
Years 3-10	3% annual increases for all subsequent years.		
4. Tenant Improvements: Landlord to provide "Standard" Tenant Improvements as "vanilla shell" to include concrete and floor coverings, HVAC distribution, ceiling grid and lighting. Any above standard tenant improvements to be amortized over lease term.



MARNELL CORRAO ASSOCIATES



MARNELL CONSULTING



MARNELL ARCHITECTURE

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Although this lease proposal is made in good faith, any final lease would be subject to both parties approval of tenant build out. I would like the opportunity, if appropriate, to schedule a personal meeting with you and your team in Hamilton, Montana to prepare and finalize a lease agreement for this space.

Please feel free to contact me at (702) 739-2999 with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'BS', with a stylized flourish at the end.

Brad Schnepf
President

Cc: Anthony Marnell, II, Marnell Corrao Associates
Joanna Hamilton, Director 911 Dispatch, Rivalli County